

Approved 11-15-16

Town of North Andover  
PLANNING BOARD

*John Simons, Chairman  
Lynne  
Lora McSherry  
Regina Kean (Associate)*



*David Kellogg  
Rudnicki  
Peter Boynton*

***Tuesday November 1, 2016 @ 7 p.m. 566 Main Street-School Administration Building, North Andover, MA 01845***

Present: J. Simons, L. Rudnicki, L. McSherry, D. Kellogg, P. Boynton,

Absent: R. Kean

Staff Present: J. Enright, R. Oldham, B. Wolstromer

J. Simons, Chairman: The Planning Board meeting for Tuesday, November 1, 2016 was called to order at 7 p.m.

**PUBLIC HEARINGS**

**CONTINUED PUBLIC HEARING: 1210 Osgood Street, Forgetta Development, LLC Robert Bohlen:**

The Applicant seeks a Site Plan Review Special Permit, a Common Driveway Special Permit and Parking Reduction Special Permit for the construction of approximately 40,000 square feet of commercial space contained within five (5) separate buildings, parking spaces, stormwater management facilities, landscaping, signage and other improvements to be located on a 4.3 acre portion of currently vacant 13.8 acre parcel. This project is within the B-2 Zoning District.

**CONTINUED PUBLIC HEARING: 1210 Osgood Street, Princeton Development, LLC, Andrew Chaban**

**MOTION:** The Applicant seeks a Site Plan Review Special Permit, a Multi-Family Use Special Permit, a Common Driveway Special Permit, a Building Height Waiver Special Permit and a Parking Reduction Special Permit for the construction of a market rate rental residential community to be known as Princeton at North Andover Apartment Homes, consisting of a total of 192 one- and two-bedroom units to be contained within four (4) separate four-story garden-style buildings each having a building footprint of 15,050 square feet, along with a clubhouse/leasing management office, pool, parking spaces, stormwater management facilities, landscaping, signage and other improvements to be located on approximately 9.5 acres of land on a currently vacant 13.8 acre parcel. This project is located within the B-2 Zoning District.

[Continued to Planning Board meeting November 15, 2016]

J. Enright: Reviewed the site design layout and civil peer review comments.

J. Peznola: There are a couple of remaining stormwater issues that we are in full agreement on with Lisa Eggleston; we are proposing to submit revisions by Friday. We will also be filing with the Conservation Commission on Friday. L. Eggleston agreed that the next review would not be until she has received the complete Conservation Commission filing.

J. Enright: Stormwater is still being discussed and the Applicant intends to file with Conservation for their November 16<sup>th</sup> meeting. DPW has sent the sewer system design to Woodard & Curran for peer review; we anticipate their comments will be received by the next hearing. We have reached out the Michael Miller, Airport Manager, and confirmed that there are two filings that will be required by the applicants. One filing with the state and one with the Federal Aviation Administration (FAA). We have provided him a copy of the Layout & Material plan for review and he did not have any comments or concern when we last spoke. The Applicant will also have to file with MassDOT in regards to the improvements proposed on Route 125. We have not received any documentation in regards to the permitting process with the State. TEC's civil review is complete except for items deferred to the Board for review.

DISCUSSION: TEC response memo dated 10/31/2016.

J. Enright: We will try to wrap up the final stormwater, photometric, landscape plans and DPW response at our next hearing on November 15, 2016. The Conservation Commission will have this project on their November 16 agenda. If the Board's review is complete the December 6, 2016 would be the last hearing. We will need a time extension form signed in order to allow for 14 days beyond that date to file a Decision.



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[Continued to Planning Board meeting November 15, 2016]

**CONTINUED PUBLIC HEARING: Rear of 575 Osgood Street, Edgewood Retirement Community, Bob Coppola and Ken Costello, SMRT Architects:** The Applicant seeks a Modification to a Site Plan Review Special Permit, a Modification to a Continuing Care Retirement Center (CCRC) Special Permit and a Watershed Protection District Special Permit for the construction of a new 38, 760 SF CCRC with forty (40) units in the "Small Home" style. There will be an access road and parking areas associated with the facility. The parcel is 20.29 acres in size, and the development area is approximately 3.5 acres. This project is within the R-1 Zoning District.

**J. Enright:** We have three draft Decisions for the Board's.

**J. Simons:** We need easement access so the trails through all of the Edgewood property.

**J. Enright:** The proposed CR allows public access to the project parcel. The easement agreement will allow for public access to the existing trails on the Edgewood parcel. Referring to the connection to the relocated Trails; this project relocates a trail a little bit further up Half Mile Hill. The Town owns a piece the Half Mile Hill parcel; it's under care custody and control of the Conservation Commission. Some work on Half Mile Hill will be needed to provide a connection to the relocated trail. Edgewood has agreed to do the work; however, the Town has to give them permission to do it. The dedicated parking spaces for Half Mile Hill have been relocated to the existing Edgewood parcel. Public access for use of these parking spaces will be accounted for in

**J. Enright:** We closed stormwater, civil, DPW and NAFD have signed off.

**L. Rudnicki:** Per the O&M Plan they should be required to properly channel the sprinkler system flush into a detention pond versus the lake for the purposes of the Watershed Special Permit.

(The Board reviewed three draft Decisions prepared by Planning and made minor comments on each.)

**MOTION:** D. Kellogg made a motion to close the Public Hearing for the Site Plan Review Special Permit Modification for 575 Osgood Street. L. Rudnicki seconded the motion. The vote was 5-0, unanimous in favor.

**MOTION:** L. Rudnicki made a motion to approve the Site Plan Review Special Permit Modification Decision, as amended, for 575 Osgood Street. P. Boynton seconded the motion. The vote was 5-0, unanimous in favor.

**MOTION:** L. Rudnicki made a motion to close the Public Hearing for the Continuing Care Retirement Center Special Permit Modification at 575 Osgood Street. P. Boynton seconded the motion. The vote was 5-0, unanimous in favor. **MOTION:** L. Rudnicki made a motion to approve the Continuing Care Retirement Community Special Permit Decision, as amended, for 575 Osgood Street. D. Kellogg seconded the motion. The vote was 5-0 unanimous in favor.

**MOTION:** L. Rudnicki made a motion to close the Public Hearing for the Watershed Protection District Special Permit for 575 Osgood Street. P. Boynton seconded the motion. The vote was 5-0, unanimous in favor.

**MOTION:** L. Rudnicki made a motion to approve the Watershed Protection District Special Permit Decision, as amended for 575 Osgood Street. P. Boynton seconded the motion. The vote was 5-0, unanimous in favor.

**DISCUSSIONS**

**Annual Lake Cleanup:** P. Boynton noted the annual lake cleanup for Lake Cochichewick is scheduled for Saturday November 5, 2016 at 8 a.m. Supplies will be provided and it has been advertised on the Town website.

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**MINUTES APPROVAL**

**MOTION:** L. Rudnicki made a motion to approve the October 18, 2016 minutes. P. Boynton seconded the motion. The vote was 5-0, unanimous in favor.

**ADJOURNMENT**

**MOTION:** L. Rudnicki made a motion to adjourn the meeting. The motion was seconded by D. Kellogg. The vote was 5-0, unanimous in favor. Meeting adjourned @ 8:30 p.m.

**MEETING MATERIALS:** Planning Board Meeting Agenda November 1, 2016; DRAFT Planning Board Minutes October 18, 2016; 1210 Osgood Street (Commercial & Residential): , Stormwater Review Letter #3\_161028, Stormwater Response\_16110, Stormwater Response Comments 161031, Site Plans\_REV161020, Peer Review #3\_10-31-2016, Hancock – Fire Truck Turning Exhibit (2); Rear 575 Osgood Street Edgewood: Trail Connection Location, Stormwater Response #4\_161031, SKC-04, SKC-03, Edgewood-Trailhead Access Sketch, Edgewood \_Approved Site Plans Compiled\_161025, Edgewood\_575Osgood\_WSP\_DRAFT, Edgewood\_575Osgood\_MODSPR\_DRAFT, Edgewood\_575Osgood\_MODCCRC\_DRAFT, Edgewood Small Home-Town Comment Response\_161027, EASEMENT TERMINATION AND RELOCATION AGREEMENT (Version B) #156103776, CR\_DRAFT\_20161018, Civil\_Review#3\_161025.

